

A NEW LIFESTYLE AWAITS.

45 ACRES OF ENDEARING SCOTTISH CHARM












CODENAME **NEW DIMENSION** WHITEFILED-SARJAPUR ROAD

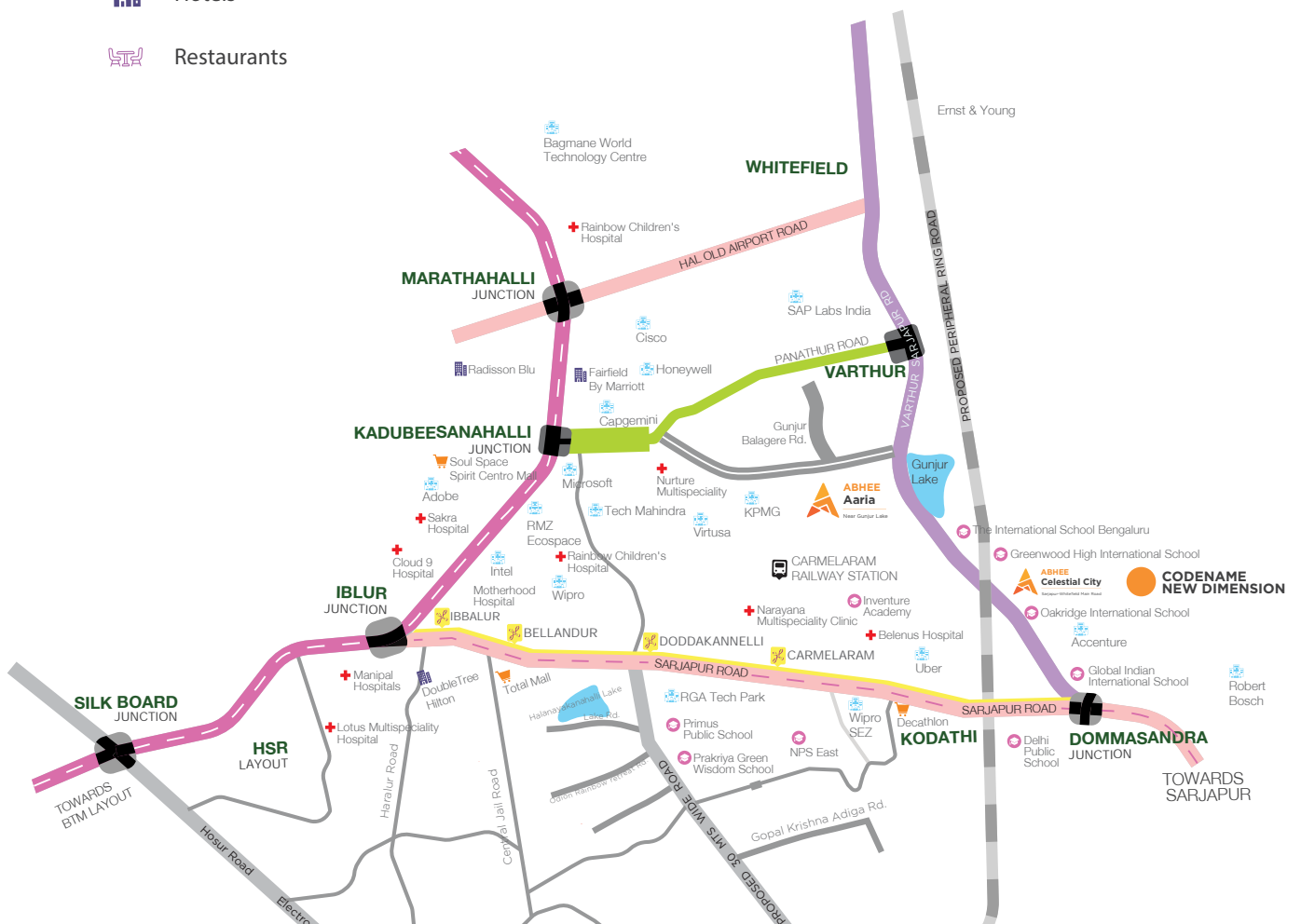
Bengaluru's First **Scottish Themed** Mega Residential Township



*The information contained in this document is tentative and may be subject to change without prior notice.

A FUTURE LANDMARK ON THE MAP

-  Schools
-  Hospitals
-  IT Companies
-  Malls
-  Hotels
-  Restaurants
-  Metro Phase III
-  Proposed PRR
-  Outer Ring Road
-  Sarjapur Road
-  NICE Road



Map not to scale

<https://maps.app.goo.gl/TyedzTBfufPp32Bw6>

Disclaimer: Contents of this advertisement are only for information, interpretation not permitted and is not an offer for contract. Contact our sales team for accurate information and we appreciate independent inquiry prior to definiteness. The villa/apartment elevation, façade treatment, doors & window frames, colour, landscaping and car shown are indicative and for representation purposes only.

TODAY'S BEST ADDRESS. TOMORROW'S GREATEST VALUE.

PRIME LOCATION

Strategically placed between Whitefield and Sarjapur Road, Bengaluru's top tech corridors, for unmatched connectivity.

EXPANSIVE & EVOLVING

45-acre mega township with 100+ amenities.

THRIVING ECOSYSTEM

Surrounded by IT parks, R&D centres, and strong social infrastructure, growth is all around.

GAME-CHANGING INFRASTRUCTURE

Upcoming 150-ft CDP Road, PRR, STRR, and Metro expansion will redefine accessibility.

STRONG ROI

Property prices have risen 2.5× since 2020, proof of high appreciation and investor confidence

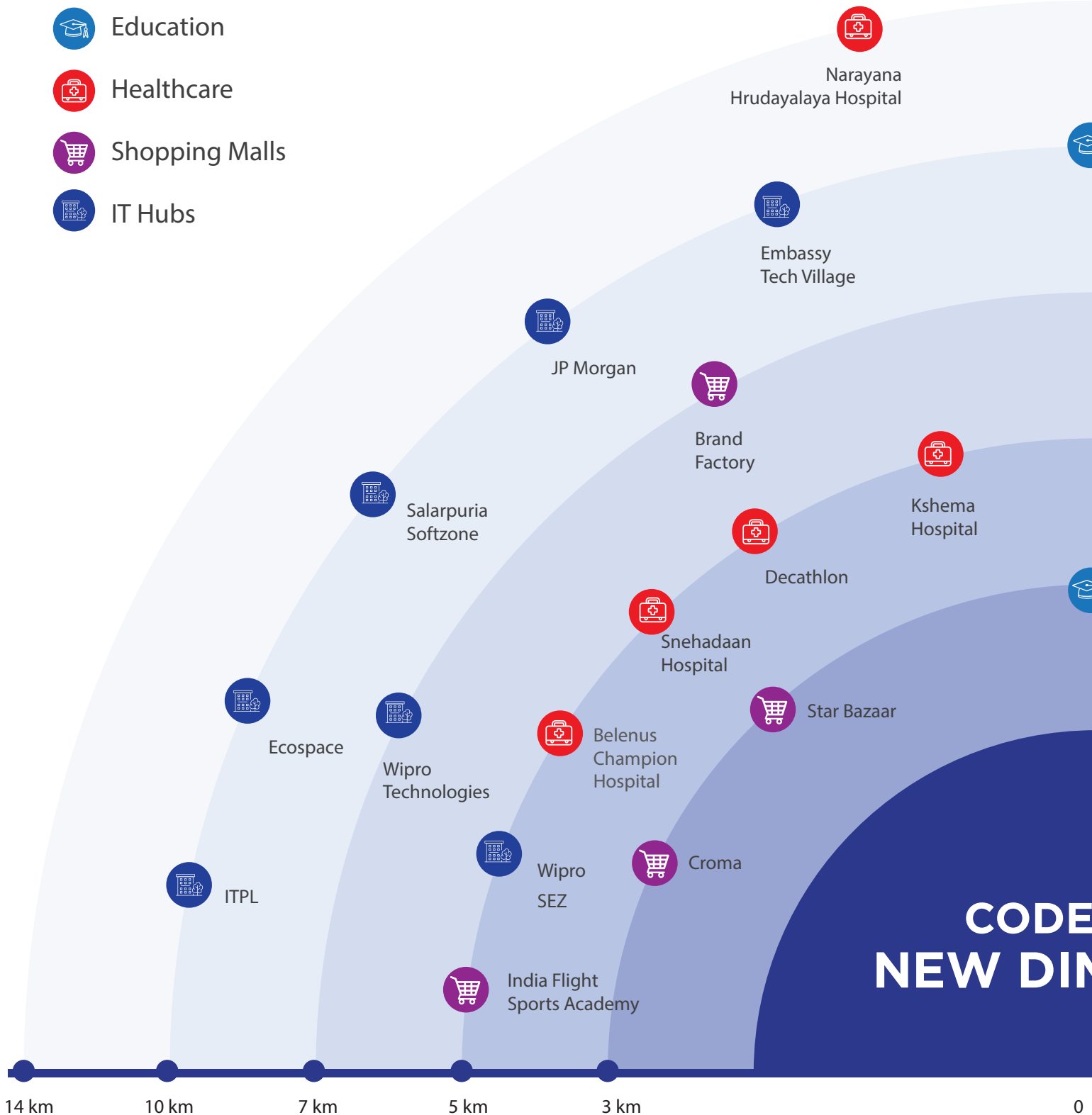
SEAMLESS WORK-LIFE

Integrated neighbourhood with abundant amenities, close to schools, offices, and hospitals

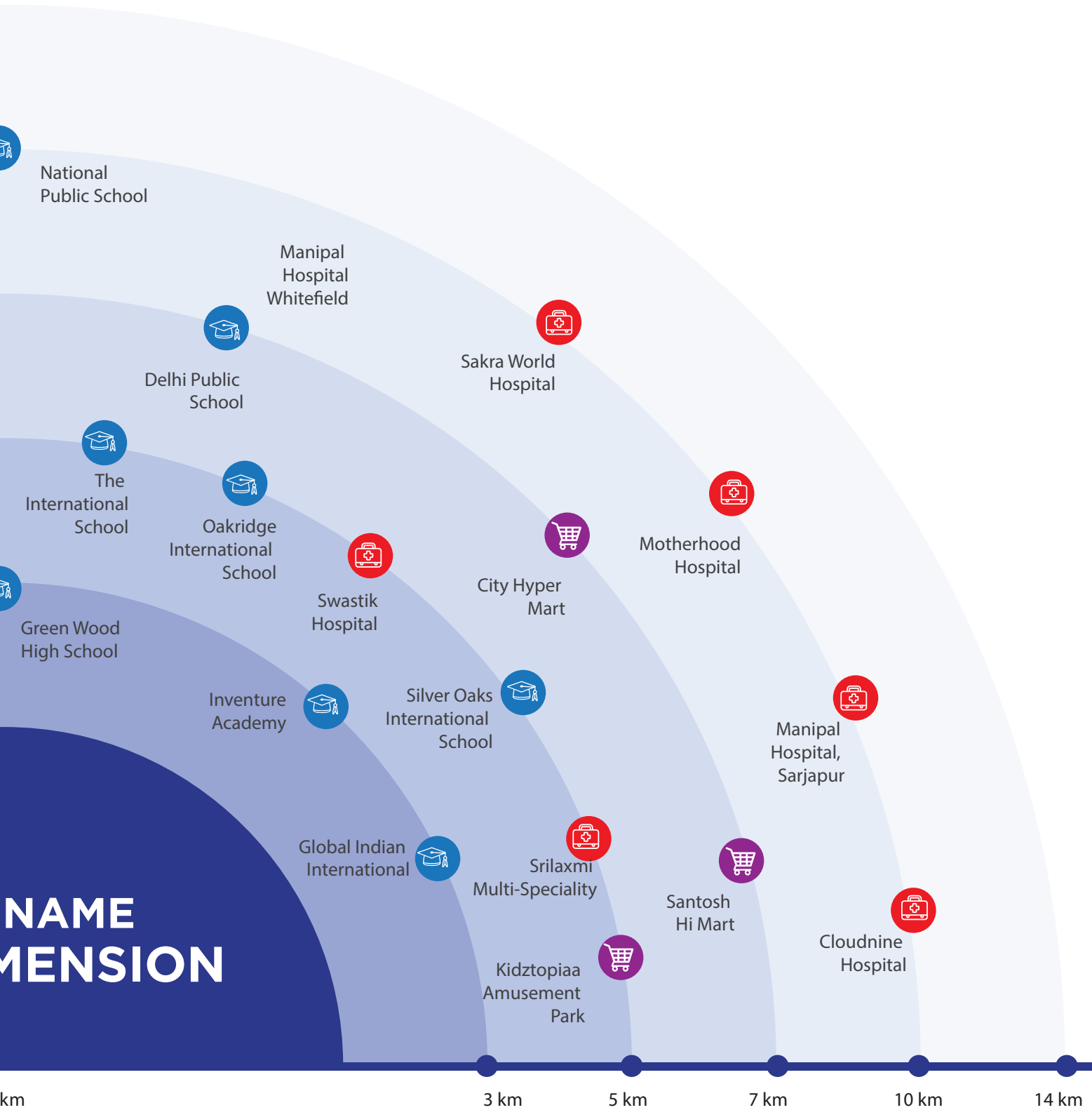


MEGA TOWNSHIP.

LOCATION AND



MEGA POTENTIAL CONNECTIVITY



THE GUNJUR ROAD RENAISSANCE

PARAMETER	SARJAPUR-WHITEFIELD ROAD/GUNJUR	WHITEFIELD	NORTH BENGALURU
Market Stage	Early-Mid growth (best entry phase)	Mature / established	Early growth (long gestation)
Pricing (Relative)	Value pricing vs Whitefield	Premium / priced-in	Mixed: low-medium, location-driven
Appreciation Potential (3-7 yrs)	High (STRR, PRR, Schools, IT Parks, SWIFT City, ORR Connection, Social Infra)	Medium (steady but slower)	High but longer runway
Rental Yield Potential	Medium now strong upside later	Highest + stable (core IT demand)	Low-Medium (future job creation)
Demand Drivers	Spillover from Whitefield + Sarjapur	IT offices + Metro + ecosystem	Airport, Aerospace, logistics, future CBD
Connectivity Advantage	Central between 3 hot investment destinations (Sarjapura/Ecity/Whitefield)	Strong (Metro + established roads)	Airport access + large road network
Social Infra (Schools/Hospitals/Retail)	Rapidly improving	Best-developed	Developing (good pockets only)
New Supply & Product Quality	Townships + newer layouts	Many options, but premium pricing	Big land parcels, plotted + mixed apts
Livability / Congestion	Better balance (less congested than core)	Congested in many stretches	Lower density, but less lifestyle today
Risk Profile	Moderate (infra + execution timing)	Low (already proven market)	Higher (time-to-maturity risk)
Liquidity / Resale Exit	Improving fast (next buyer pool forming)	High (active resale market)	Medium (depends on infra maturity)
Best For	Growth investors (3-7 yrs)	Rental-focused + safest play	Patient investors (7-12 yrs horizon)

STEP INTO THE NEW DIMENSION

A 45-ACRE ESTATE READY TO MAKE YOURS

PROJECT AND OVERVIEW





LIVE THE CHARM OF SCOTTISH ARCHITECTURE PAIRED WITH 140+ MODERN COMFORTS.

A 45-acre thoughtfully planned mega township, envisioned as a complete world of refined living. Designed around open landscapes, a strong sense of identity and a lifestyle shaped by wellness, community and timeless character, this is where architecture, nature and aspiration come together to create a place that reflects who you are, without having to announce it.

A MEGA SNAPSHOT.

A 45-acre thoughtfully planned mega township, envisioned as a complete world of refined living. Designed around open landscapes, a strong sense of identity and a lifestyle shaped by wellness, community and timeless character, this is where architecture, nature and aspiration come together to create a place that reflects who you are, without having to announce it.

Scale at a glance

- 45-acre mega township
- 14 thoughtfully planned towers (2B + G + 35 Floors)
- 3,000 homes designed for diverse lifestyles

Homes & configurations

- Spacious residences
2 BHK, 2.5 BHK, 3 BHK, 3.5 BHK & 4.5 BHK
- Ranging from
1180, 1200, 1450, 1550, 1650, 1750, 2000 & 2600 sq. ft.





A WORLD OF 100+ AMENITIES

A first-of-its-kind residential township featuring an integrated 3-acre golf course with uninterrupted views, a large man-made lake, and a wellness-led clubhouse inspired by Scotland, thoughtfully designed to bring together nature, recreation, learning and everyday convenience.

Nature & Lifestyle

1. Large man-made lake
2. Central Park & thematic gardens
3. Herbs court with seating & orchards
4. Pet parks

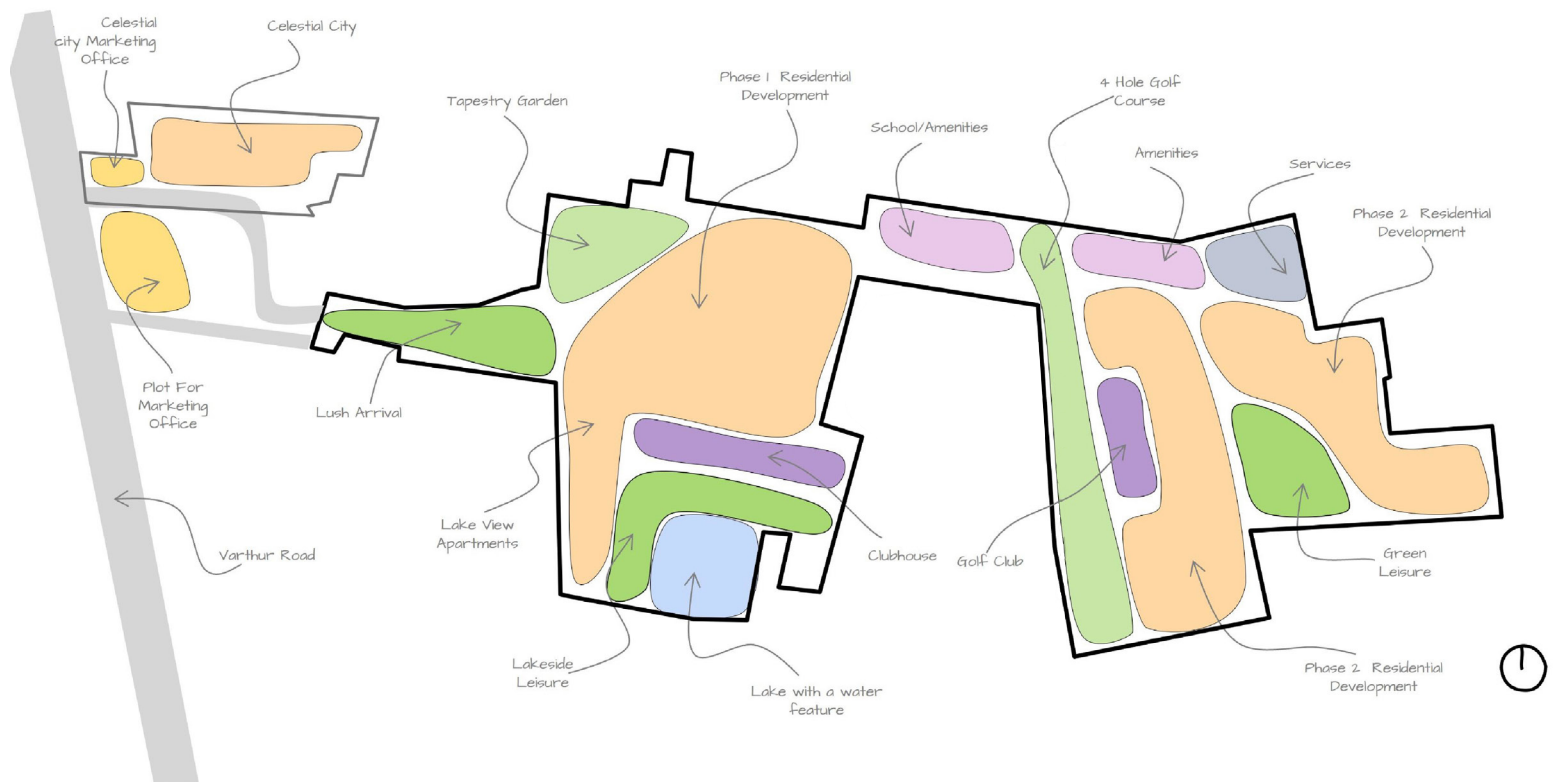
Sports, Fitness & Outdoors

1. Integrated 3-acre golf course
2. Tennis court & cricket practice pitch
3. Outdoor sports zones
4. 3–4 km jogging track & 2 km cycling track
5. Outdoor swimming pool

Community, Kids & Wellbeing

1. On-campus school & retail conveniences
2. Kids' play areas, jungle gym & activity zones
3. Barbeque lawns, party lawn & banquet hall
4. Senior citizen zones & elderly-friendly spaces

MASTERPLAN





THE 3-ACRE GOLF COURSE

Rooted in the legacy of Scotland, the birthplace of golf, the 3-acre course is woven into the heart of the township. Its rolling greens lend beautiful, uninterrupted views across the development, adding a quiet sense of prestige while creating a calm, balanced setting where golf becomes part of everyday living.

A SCOTTISH RECREATION

Recreational zones are designed with a Scottish charm, seamlessly blending active and leisure spaces into the landscape. The pool café draws inspiration from cozy Scottish inns, set amidst heather-style planting and natural textures. Sports areas feature subtle Celtic motifs and earthy finishes, creating outdoor spaces that feel both culturally rooted and effortlessly functional.





WATER ELEMENTS

Inspired by the lochs of Scotland, the township features a large man-made lake, along with serene ponds, meandering streams and gentle mist fountains. Together, these water elements enhance tranquillity, echo folklore-inspired landscapes, and blend seamlessly with native-style planting and stone detailing across the development.

A SCOTTISH LEGACY OF WELLNESS

Inspired by the Scottish philosophy of balanced living, the township is designed with wellness at its core. From architecture to amenities, every element is curated to support visual calm, mental clarity, physical vitality and spiritual balance. Light, greenery and open spaces work in harmony to create a holistic lifestyle that nurtures well-being as a natural part of everyday living.





A WELL-ROUNDED WORLD OF AMENITIES

The township offers 100+ thoughtfully curated amenities designed to support an active, balanced and wellness-led lifestyle. These include kids' play areas and jungle gyms, barbeque lawns, party lawns with banquet facilities, and four clubhouses that anchor community life.

Wellness and movement are woven throughout the landscape with 3-4 km of jogging tracks, a 2 km cycling track, outdoor sports courts, open greens, and dedicated elderly-friendly spaces. Complemented by calm zones, fitness areas and social spaces, the amenities together create an environment where everyday living feels enriched, energised and well-balanced.

PLACE OF WORSHIP

PEACEFUL MOMENTS, JUST STEPS FROM HOME

In the middle of life's daily hustle, the township offers a calm and sacred retreat, a beautifully designed temple where residents can pause, reflect, and reconnect.

It's more than a structure, it's a space for celebration, prayer, and quiet gratitude. Whether it's a morning ritual or a festive occasion, the temple adds spiritual rhythm to everyday life at New Dimensions.





PRE-SCHOOL WITHIN THE TOWNSHIP WHERE LITTLE ONES TAKE THEIR FIRST BIG STEPS

The tiny tots develop their minds at the New Dimension. Here, childhood is celebrated from the very beginning. A thoughtfully planned pre-school within the township makes sure your child's first learning experiences are safe, joyful, and close to home.

Blending fun with foundational learning, it gives toddlers the perfect start, nurturing curiosity, imagination, and early friendships in a familiar, secure setting.

A SECURE LIFE FOR YOUR LOVED ONES

Your family's safety is your top priority. That's why the township features a robust 6-tier security system, for complete peace of mind.

6-TIER SECURITY SYSTEM

1. CENTRAL SECURITY

Command Centre

2. TOWNSHIP ENTRY

Security Guards & CCTV Monitoring

3. COMMON AREAS

CCTV Surveillance

4. PHASE ENTRY

Security Personnel, Boom Barrier & CCTV

5. BUILDING LOBBY

CCTV, Guard Console & Lobby Cameras

6. HOME SECURITY

Video Door Phone





WHY MEGA TOWNSHIPS?

THE URBAN PROBLEM

Modern cities are bursting at the seams. As populations grow and more people move toward urban centres for work, cities face serious challenges:

1. Overcrowding
2. Rising cost of living
3. Unplanned development
4. Lack of open spaces
5. Poor quality of life

MEGA TOWNSHIPS ARE MODERN SOLUTIONS TO URBAN LIVING CHALLENGES

WHY MEGA TOWNSHIPS MAKE SMART SENSE

Mega townships aren't just large residential projects, they're a strategic response to the broken way cities have been growing.

They offer a modern blueprint for how urban India can evolve- organized, efficient, and liveable.

- 1. All-in-One Living**
Supermarkets, parks, gyms, everything you need, all within the community.
- 2. Elevated Lifestyle**
Greener community, less noise. Clean air, modern amenities, and space to thrive.
- 3. High Growth Potential**
Well-planned communities appreciate faster as infrastructure grows.
- 4. Secure & Gated**
Round-the-clock security ensures peace of mind for every resident.
- 5. Thriving Community Life**
Shared spaces and events foster meaningful connections.
- 6. Future-Ready Planning**
Built to grow sustainably with the city, without losing its charm.



INVESTMENT THAT ECHOES ACROSS DIMENSIONS

With major infrastructure and seamless connectivity on its side, Gunjur stands at the cusp of a remarkable transformation. The numbers say it all appreciation is already underway.

Property Appreciation

Prices have surged 2.5x from ₹3,000–₹4,800/sq.ft. in 2020 to ₹9,700–₹11,800+/sq.ft. in 2025.

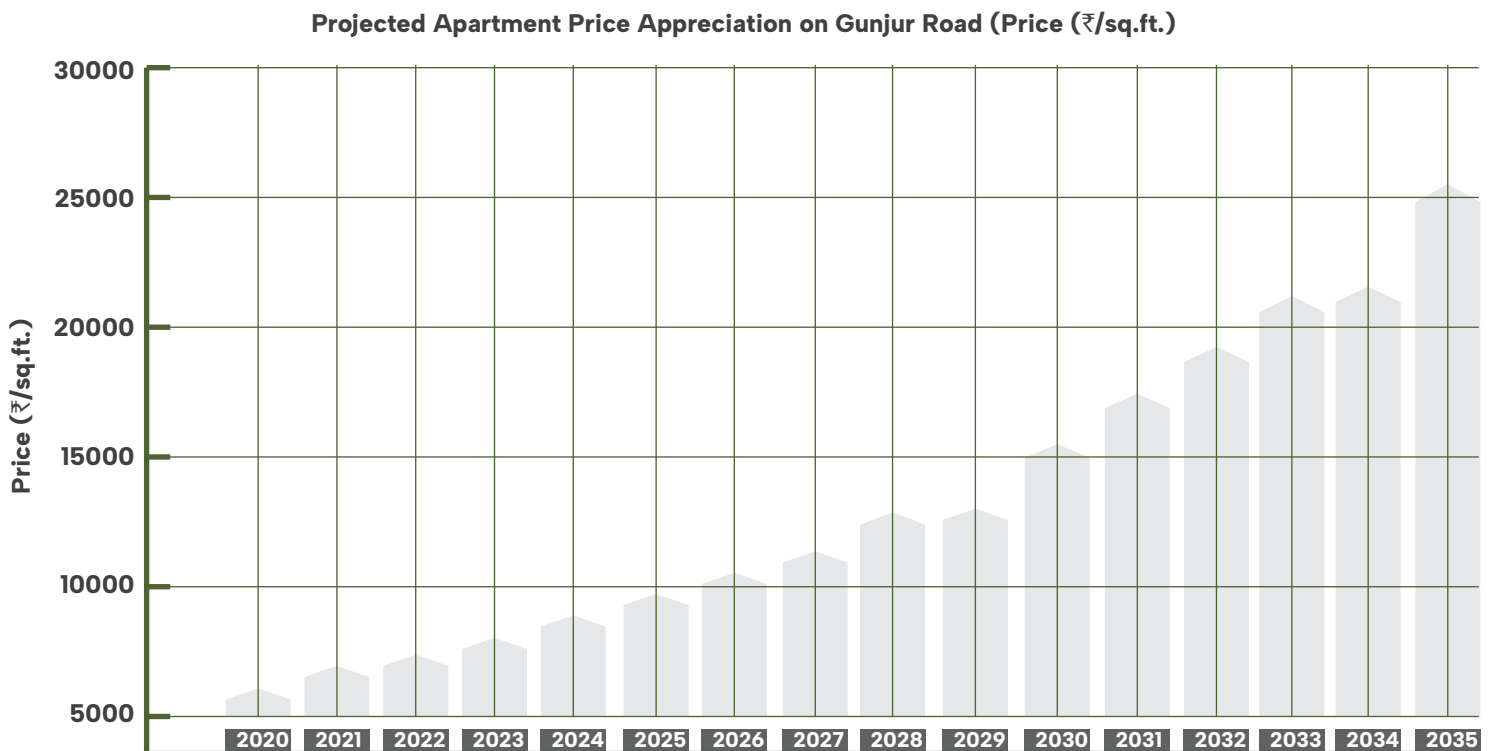
That’s an approximate 150% increase in 4–5 years, indicating sustained investor interest.

Projections to a brighter tomorrow

YEAR	10% CAGR	12% CAGR
2030	₹16,460 – ₹21,000	₹18,000 – ₹23,000
2035	₹26,500 – ₹34,000	₹31,400 – ₹40,100



THE CURVE IS ONLY GETTING STEEPER



YOUR SIGN TO STEP INTO A NEW DIMENSION

Step into Bengaluru's next big growth story. Codename 'New Dimension' on Gunjur Road offers you an address that combines future-ready infrastructure, seamless connectivity, and the security of owning home in a rising corridor.

Invest today to build your tomorrow.

CODENAME:
NEW DIMENSION
WHITEFILED-SARJAPUR ROAD

RERA No.: PRM/KA/RERA/1251/308/PR/071123/006380

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